

**CITY OF FORT LAUDERDALE
BOARD OF ADJUSTMENT
WEDNESDAY, FEBRUARY 10, 2016**

AGENDA

PLACE OF MEETING: City Hall, City Commission Chambers
100 North Andrews Avenue
Fort Lauderdale, FL 33301

TIME OF MEETING: 6:30 P.M.

Purpose: The Board of Adjustment shall receive and hear appeals in cases involving the ULDR, to hear applications for temporary nonconforming use permits, special exceptions and variances to the terms of the ULDR, and grant relief where authorized under the ULDR. The Board of Adjustment shall also hear, determine and decide appeals from reviewable interpretations, applications or determinations made by an administrative official in the enforcement of the ULDR, as provided herein.

- I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**
- II. APPROVAL OF MINUTES / DETERMINATION OF QUORUM**
- III. PUBLIC SIGN-IN / SWEARING-IN**
- IV. AGENDA ITEMS:**

1. **Case Number:** B15020
 Owner: Holiday Park Plaza, LTD
 Agent: Security Vault Works, Inc.
 Legal: PROGRESSO 2-18 D LOTS 5,6 & N 35 OF LOT 7 & N 35 OF LOT 18 LESS W 5
 THERE OF & ALSO LOTS 19 & 20,LESS THE W 5 THEREOF ALL IN BLK 171
 Zoning: CB (Community Business District)
 Address: 1026 NE 15th Avenue
 Commission District: 2
 Appealing: **Section 47.1.15. (Uses within enclosed building.)**
 Requesting a variance to install a stand-alone automated teller machine (ATM)
 where the code states except as provided in the Unified Land Development
 Regulations (ULDR), all permitted uses, including sales, display, preparation and
 storage shall be conducted entirely within a completely enclosed building.

(DEFERRED FROM JANUARY 13, 2016)

2. **Case Number:** B16002
 Owner: 321 BIRCH LLC
 Agent: Stephen Tilbrook, Gray Robinson, P.A.
 Legal: LOTS 1,2,3 AND 4, BLOCK 9 LAUDER DEL MAR, ACCORDING TO THE PLAT
 THEREOF, RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC
 RECORDS OF BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 A Parcel of Dry Land in New River Sound adjacent to Lots, 1, 2, 3 and 4, Block 9,
 LAUDER DEL MAR, according to the Plat thereof, as recorded in Plat Book 7,
 Page 30, of the Public Records of Broward County, Florida.
 Zoning: IOA (Intracoastal Overlook Area)
 Address: 321 N. Birch Road
 Commission District: 2
 Appealing: **Section 47-19.3.(f) (Boat slips, docks, boat davits, hoists and similar
 mooring structures.)**
 Requesting a variance to permit a seawall and dock at a height of seven (7) feet
 where the code states the top surface of a seawall or dock shall not exceed five
 and one-half (5½) feet above NGVD 29, except when the adjacent property is
 higher than five and one-half (5½) feet above NGVD 29 for an overall increase in
 seawall cap and dock height of eighteen (18) inches).

(DEFERRED FROM JANUARY 13, 2016)

3. **Case Number:** B15006
Owner: William Amlong and Karen Amlong
Agent: Stephen Tilbrook, Gray Robinson, P.A.
Legal: RIO VISTA ISLES UNIT 3 7-47 B LOT 35 BLK 23
Zoning: RS-8 (Residential Single family/Low Medium Density District)
Address: 1343 Ponce De Leon Drive
Commission District: 4
Appealing: **Section 47-19.1.H (Accessory Uses, Buildings & Structures – General Requirements)**
 Requesting an after the fact variance to permit a gas generator installed five (5) feet from the north property line where the code states that no accessory use or structure shall be located on a corner lot within fifteen (15) feet of any side street property line resulting in a reduction of ten (10) feet in the required yard.

4. **Case Number:** B16005
Owner: Richard & Susan Finkelstein
Agent: Marla Neufeld, Esq., Greenspoon Marder, PA
Legal: LAGUNA ISLE RESUB LOT 23 49-46 B PARCEL C
Zoning: RS-4.4 (Residential Single Family Low Medium Density District)
Address: 2520 Laguna Terrace
Commission District: 4
Appealing: **Section 47-5.30. Table of Dimensional Requirements for the RS-4.4 District**
 Requesting a variance to construct an awning (carport) within the front and side yards at a distance between ten (10) feet and four point one (4.1) feet from the front property line to the north (front yard setback) and at a distance between five point forty five (5.45) feet and two and one half (2.5) feet from the side property line to the west (side yard setback) where the code states the RS-4.4 zoning district minimum front yard requirement is twenty five (25) feet and the minimum side yard requirement is ten (10) feet resulting in a front yard reduction of between twenty point nine (20.9) feet and fifteen (15) feet and a side yard reduction of between seven and one half (7.5) feet and four point fifty five (4.55) feet as indicated on the submitted plans.

5. **Case Number:** B16006
Owner: W. D. Cordova LLC.
Agent: Yvonne Redding, Tripp Scott
Legal: HERZFELDS ADD TO LAUDERDALE HARBORS 35-22 B BLK 5 W 175 OF E 325 OF S 250
Zoning: B-1 (Boulevard Business)
Address: 1207 SE 17th Street
Commission District: 4
Appealing: **Section 5-26(b) (Distance between establishments)**
 Requesting a Special Exception to allow the sale of alcohol by a restaurant at a distance of 266 feet from other establishments that sell alcohol where the code states that a restaurant bar is prohibited in any place of business located within three hundred (300) feet of another place of business in which there is already in existence a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off premises.

V. COMMUNICATION TO THE CITY COMMISSION
VI. FOR THE GOOD OF THE City of Fort Lauderdale

Special Notes:

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW. PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination